

PROPERTY MANAGEMENT COMMITTEE

May 23, 2013

5:30 p.m.

Courthouse

MINUTES:

MEMBERS PRESENT:

Commissioner Charlie Baum
Commissioner Adam Coggin
Commissioner Carol Cook
Commissioner Gary Farley
Commissioner Trey Gooch
Commissioner Matt Young
Commissioner Allen McAdoo, C

OTHERS PRESENT:

Ernest Burgess
Robert Arnold
Joe Gourley
Becky Shelton

Chairman McAdoo presided and called the meeting to order at 5:30 p.m. with all members being present at that time.

MINUTES:

"Commissioner Cook moved, seconded by Commissioner Gooch, to approve the minutes of the last meeting as mailed. This motion passed unanimously by acclamation."

COMMUNICATIONS TOWER ON HUTSON ROAD:

Mayor Burgess and Joe Gourley addressed the Committee regarding an opportunity to lease a 300 foot tower on Hutson Road owned by Elam and Mary Carlton on approximately 8.2 acres built in 1986 and subsequently leased to various communications companies. The last lessee, Telava Wireless, has defaulted on the lease by not paying rent or real property taxes. The property taxes is \$7,371.36 and has been turned over to the Chancery Court. The tower has been unused and unlit for over four years which is an FAA violation. Telava Wireless has a history of non-payment and not lighting towers with multiple violations.

Mr. Gourley advised he has had the tower inspected and it is in good shape. It would cost between \$300,000 to \$400,000 to build the tower today.

Mayor Burgess advised preliminary terms of a lease would include (1) a legal determination by the County Attorney that the prior lease(s) are in default and that proper notice of default and cancellation has been made; (2) assumption of property taxes and payment of the delinquent amount of \$7,371.36; (3) an initial lease term of 25 years with a payment of \$500 per year with an option to cancel at any time; (4) a second lease period of 25 years at the option of Rutherford County with a payment of \$500 per year with an option to cancel at any time; (5) at the end of the lease Rutherford County will be responsible for the cost and removal of the tower and return the property to the owner; (6) Rutherford County will remove the existing communications equipment and install proper FAA approved lighting estimated at \$25,000; (7) Rutherford County will install the appropriate communications equipment to support all the required public safety agencies. Mr. Gourley advised when the tower is taken down at the end of the lease someone may take it down for the value of the metal.

Mr. Gourley advised this site is in reasonable proximity in the tower study on dead zones and fits in Rutherford County needs. Mayor Burgess advised the site compliments and improves the plan.

"Commissioner Farley moved, seconded by Commissioner Gooch, to accept the County Mayor's recommendation as to the communications tower on Hutson Road for lease and renovation of the same. This

motion passed unanimously by roll call vote."

GENERAL CAPITAL BUILDING PROGRAM REPORT:

The Committee was provided a General Capital Building Program report for its use and information. Following discussion,

"Commissioner Gooch moved, seconded by Commissioner Coggin, to accept the General Capital Building Program report as presented. This motion passed unanimously by acclamation."

MIDLAND-FOSTERVILLE VOLUNTEER FIRE DEPARTMENT BUILDING:

Mayor Burgess advised the Midland-Fosterville Volunteer Fire Department has brought in the \$20,000 check towards construction and the sprinkling of the building can be completed.

There appearing to be no further business to come before the Committee, Chairman McAdoo declared the meeting adjourned at 5:47 p.m.

ALLEN McADOO, Chairman